

MARTIN KELLEHER PROPERTY LTD.

PSR NO. 004347



For Sale – Apt. 11, 2 College Road, Clonakilty Co. Cork P85 DK58

- Spacious 3 ensuite Bedroom townhouse/apartment c.1140 Sqft
- Centrally located in the heart of the award winning, cosmopolitan Clonakilty town
 - Large west facing balcony
 - Ready for immediate occupation

Offers Over € 225,000

BER D1

Faxbridge Roundabout, Clonakilty, West Cork

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CRO No. 684543



ipav
Institute of Professional
Auctioneers & Valuers

Excellent investment or first-time purchase opportunity situated in the heart of the multi award winning Clonakilty town. Well presented, the property is located close to Clonakilty Community school, pubs, shops and restaurants and Clonakilty car park.

Extending to c. 1140 ft² this bright 3 ensuite bedroom property is ready for immediate occupation. The property represents a great investment opportunity as it appeals to first time buyers, landlords and people trading down to a convenient townhouse.

The property is quietly hidden away near the town centre. It has its own door from street level. There is a concrete floor between the apartment and the commercial unit underneath. The property extends over 3 levels and one of the best features is the south west facing balcony off the kitchen living room.

Accommodation c. 106 m²/ 1140 ft²

Entrance Hall 1.8 m x 2.8 m

Entrance hall with door to generous understairs storage.

Stairs to first floor and landing

Storage cupboard on the first floor landing.

Living Area / Dining Area / Kitchen 9.6 m x 5 m

Large Living Area / Dining Area / Kitchen. Laminate flooring in the living room and tiles throughout the kitchen /dining area. There is a fitted kitchen with ample storage and plumbed for washing machine and dishwasher. Triple aspect windows and door to external balcony. Large storage cupboard.





Bedroom One 3.1 m x 2.7 m

Bright double bedroom ensuite with large timber sash window. Wooden floor. The adjacent shower room can be a guest toilet or an ensuite to this bedroom.



Shower Room 1.5 m x 1.7 m

Shower room with tiled floor, shower, WC and wash hand basin wash hand basin.

Stairs to second floor

Carpeted stairs to second floor with airing cupboard on the landing

Bedroom Two 3.8 m x 3.3 m

Bright double bedroom ensuite with large Velux window. Wooden floor.

Ensuite 2.2 m x 2.2 m

Ensuite shower with Velux window.

Bedroom Three 3.9 m x 3 m

Bright double bedroom ensuite with large roof window. Wooden floor.

Ensuite Bathroom 2.4 m x 3 m

Spacious, bright and airy bathroom, tiled floor, WC, wash hand basin and bath.

**Outside**

Bright, spacious west facing balcony overlooking a small park.



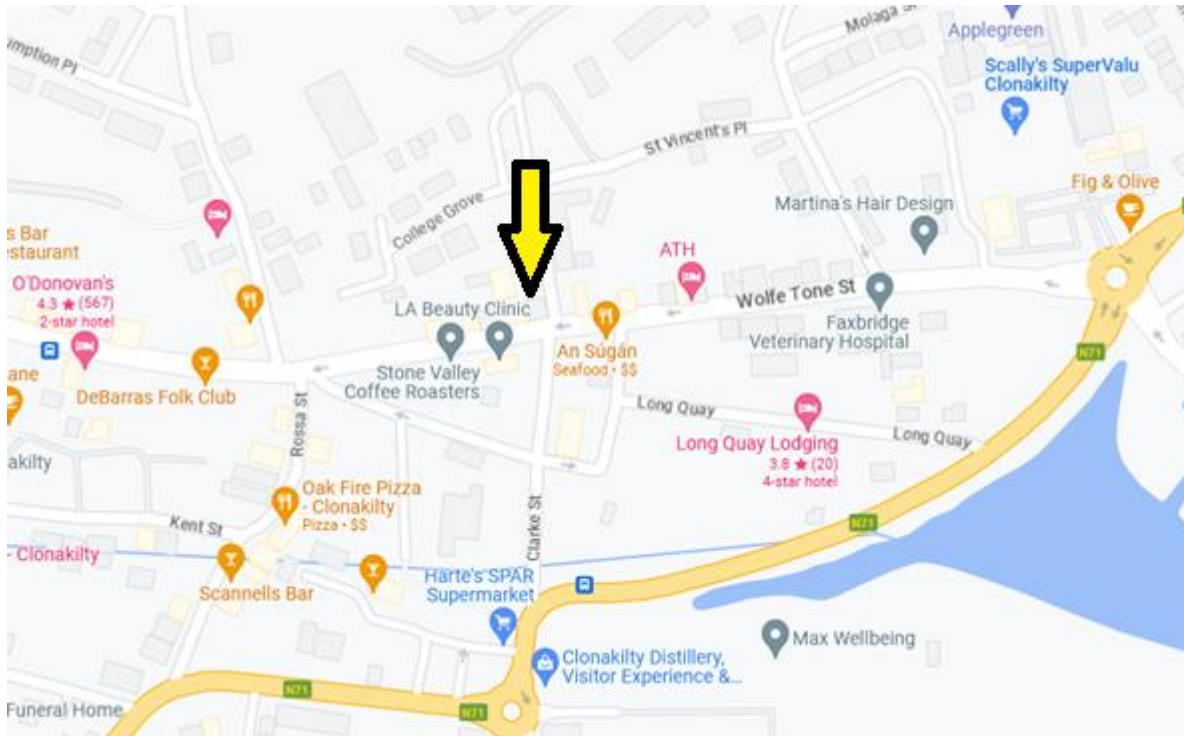
Services

All main services are connected. Heating by means of electric storage heating. Windows are double glazed timber.

Directions

For directions type Eircode P85 DK58 into smart phone.

From the Cork side of Clonakilty take the town exit at the roundabout. Proceed up this road and turn right before the tourist office. The property is on the right of Forristal Opticians.



Important Notice/Disclaimer

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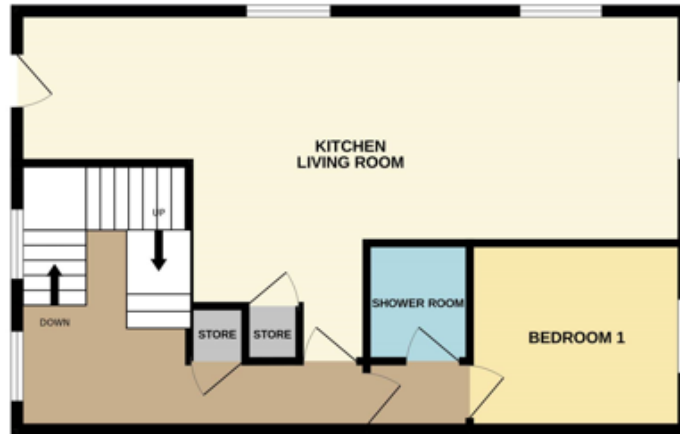
GROUND FLOOR



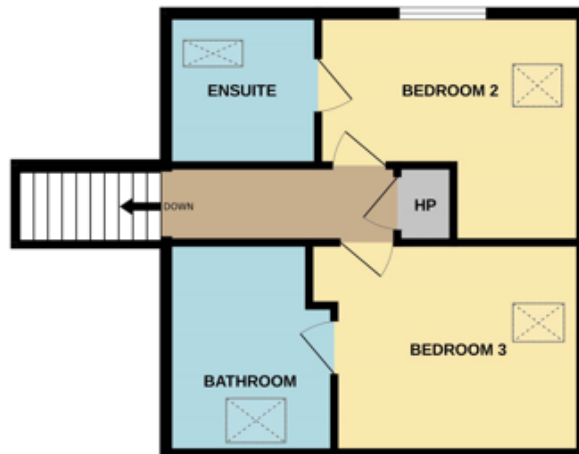
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023 88 59111

1ST FLOOR



2ND FLOOR



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